

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

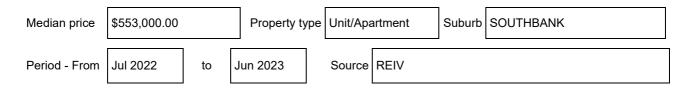
Address Including suburb and postcode 507/100 Kavanagh Street, Southbank, 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Single price | | or range between | \$600,000.00 | & | \$650,000.00 |
|--------------|--|------------------|--------------|---|--------------|
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Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|-------------------------------------|--------------|--------------|
| 605N/883 Collins St DOCKLANDS 3008 | \$630,000.00 | 16/08/2023 |
| 1308W/888 Collins St DOCKLANDS 3008 | \$608,000.00 | 17/08/2023 |
| 2506/50 Haig St SOUTHBANK 3006 | \$607,500.00 | 2/09/2023 |

This Statement of Information was prepared on: Wednesday 06th September 2023

